

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13686 NORTH U.S. HIGHWAY 183 AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2007-0170, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.427 acre tract of land, more or less, out of Lot 1-B, Block A, Woods of Anderson Mill Section 3 Subdivision in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13686 North U.S. Highway 183, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. The following uses are prohibited uses of the Property:

Automotive repair services

Automotive rentals

Automotive sales

Automotive washing (of any type)

Exterminating services

Pawn shop services

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the community commercial (GR)
3 base district, and other applicable requirements of the City Code.

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5 **PART 3.** This ordinance takes effect on _____, 2007.

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8 **PASSED AND APPROVED**

9
10 §
11 §
12 _____, 2007 § _____
13 Will Wynn
14 Mayor

15
16
17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A. Gentry
19 City Attorney City Clerk

EXHIBIT A
METES AND BOUND DESCRIPTION

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BEING A PORTION OF LOT 1-B, BLOCK A, WOODS OF ANDERSON MILL, SECTION 3, A SUBDIVISION SITUATED IN THE WILLIAM FRAMPTON SURVEY, ABSTRACT NO. 230, LOCATED IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET D, SLIDE 174 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for the same at an 1/2" rebar found on the north r.o.w. line of Woodland Village Drive, at the division line of Lot 1-A, and Lot 1-B, of Block A, Woods of Anderson Mill, Section Three, a subdivision situated in the William Frampton Survey, Abstract No. 230, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet D, Slide 174 of the Plat Records of Williamson County, Texas;

THENCE, leaving said Woodland Village Drive and with the division lines between Lot 1-A and 1-B, N 43° 54' 55" W, for a distance of 162.71 feet to a 1/2" rebar found in the southeasterly line of Lot 1, First American Addition, as recorded in Cabinet G, Slide 327 of the Williamson County Plat Records;

THENCE, leaving said Lot 1-A and with the division line of Lot 1-B and Lot 1 of the First American Addition, N 46° 07' 53" E, for a distance of 162.93 feet to a 1/2" iron rod found in the westerly r.o.w. line of U.S. Highway 183 known as Research Boulevard in the eastern most line of the conveyance to the State of Texas as recorded in Volume 2150, page 932 of the Williamson County Deed Records;

THENCE, leaving said Lot 1 of the First American Addition and through Lot 1-B with a curve to the left, having an arc of 195.77 feet along a chord of S 10° 55' 51" E, for a distance of 195.76 feet to a 1/2" rebar found;

THENCE, S 35° 12' 24" W, for a distance of 42.42 feet to a 1/2" rebar set on the northerly r.o.w. line of Woodland Village Drive;

THENCE, leaving said U.S. Highway 183 and with the r.o.w. line of said Woodland Village Drive, S 80° 10' 13" W, for a distance of 2.40 feet to a 1/2" rebar found;

THENCE, with a curve to the left, having an arc of 15.37 feet along a chord of S 78° 59' 30" W, for a distance of 15.37 feet to the POINT OF BEGINNING of hereof described conveyance.

AS SURVEYED BY
RALPH HARRIS SURVEYOR, P.C.
1406 HETHER
AUSTIN, TEXAS 78704

ROY B. BOLEY
R.P.L.S. NO. 4245
MAY 27, 1994
PB:B:7:22648MB



NOTE: See Survey map prepared May 27, 1994 to accompany this metes and bounds.



N

Subject Tract

Zoning Boundary

Pending Cases

1" = 400'

OPERATOR: S. MEEKS

ZONING EXHIBIT B

CASE#: C14-2007-0170

ADDRESS: 13686 N US 183 HWY

SUBJECT AREA: 0.427 ACRES

GRID: F38

OPERATOR: S. SIRWAITIS



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.